

December 10, 2019

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City of Albuquerque  
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Village of Los Ranchos  
Board Trustee*Executive Director*  
Mark S. Sanchez*Website*  
[www.abcwua.org](http://www.abcwua.org)Scott Anderson  
Scott C. Anderson & Assoc. Architects  
4419 4<sup>th</sup> St NW Ste B  
Albuquerque, NM 87107**RE: Water and Sanitary Sewer Availability Statement #191002**  
**2818 4<sup>th</sup> St NW**  
**LT 1-A BLK 2 PLAT OF LOT 1-A, BLOCK 2 CITY REALTY CO'S ADDITION NO**  
**1 CONT .4363 AC**

Dear Mr. Anderson:

**Project Description:** The subject site is located on 4<sup>th</sup> Street and Phoenix, within the limits of the City of Albuquerque. The proposed development consists of approximately 1.25 acres and the property is currently zoned MX-M for Mixed-use – Moderate Intensity. The property lies within the Pressure Zone 1E in the Freeway trunk. The request for availability indicates plans to consolidate the adjacent lots into a single parcel and develop a 4-story building with office/retail lots, grade level parking, and 87 apartments in the top 3 stories.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Six inch PVC distribution main (project #26-3551-88) along 4<sup>th</sup> Street
- Six inch PVC distribution main (project #26-6315.91-06) along Phoenix Ave
- Six inch PVC distribution main (project #26-6315.91-06) along 3<sup>rd</sup> Street
- Six inch PVC distribution main (project #26-6315.91-06) along La Poblana Rd

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-3551-88) along 4<sup>th</sup> Street
- 18 inch Reinforced Concrete Pipe interceptor line (project #26-3973-90) along 4<sup>th</sup> Street
- Eight inch Concrete Pipe collector line (project #07-002-82) along inside of property of 2818 4<sup>th</sup> St NW
- Eight inch Concrete Pipe collector line (project #07-002-82) along Phoenix Ave
- Eight inch Concrete Pipe collector line (project #07-002-82) along 3<sup>rd</sup> Street
- Eight inch Concrete Pipe collector line (project #07-002-82) along La Poblana
- Eight inch Concrete Pipe collector line (project #07-002-82) along Public Alley perpendicular to 2818 4<sup>th</sup> St NW

**Water Service:** New metered water service to the property can be provided via routine connection to any of the four water lines mentioned in the "Existing Conditions" section. It must be noted due to the consolidation of multiple lots, multiple meter boxes exist that may be utilized, if desired and adequate, to serve one of the proposed developments. Residential and commercial properties must be metered separately.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For

fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to any of the existing collector lines surrounding the subject site. The 18 inch interceptor line along 4<sup>th</sup> street is not suitable for connection. The apartment complex and the office/retail lots may share a sanitary sewer connection, but please be advised that each must have its own water and sanitary sewer account.

All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 3,000 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. The flow was analyzed at three of the six proposed fire hydrants, as noted by the Albuquerque Fire Marshal on the Fire One Plan. Two of the hydrants tested were proposed hydrants along Phoenix Ave and the third was the proposed hydrant along La Poblana Rd. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority.

All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if

located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,

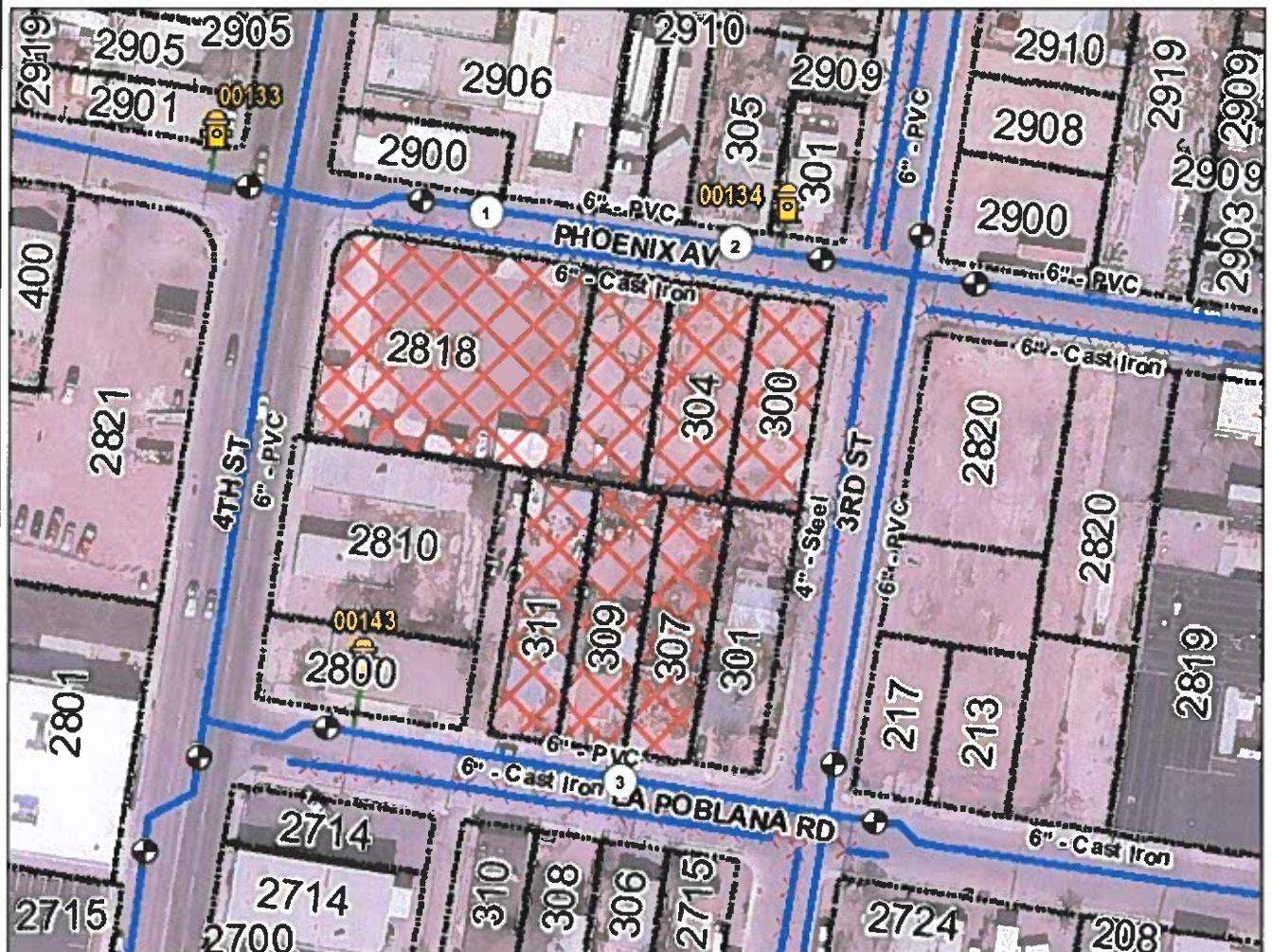


Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 191002



# 191002 - Water



## Legend

- Valve
- Hydrant

## Pipe

### SUBTYPE

- Distribution Line
- Hydrant Leg
- Abandoned
- Project Location

0 190 380 Feet

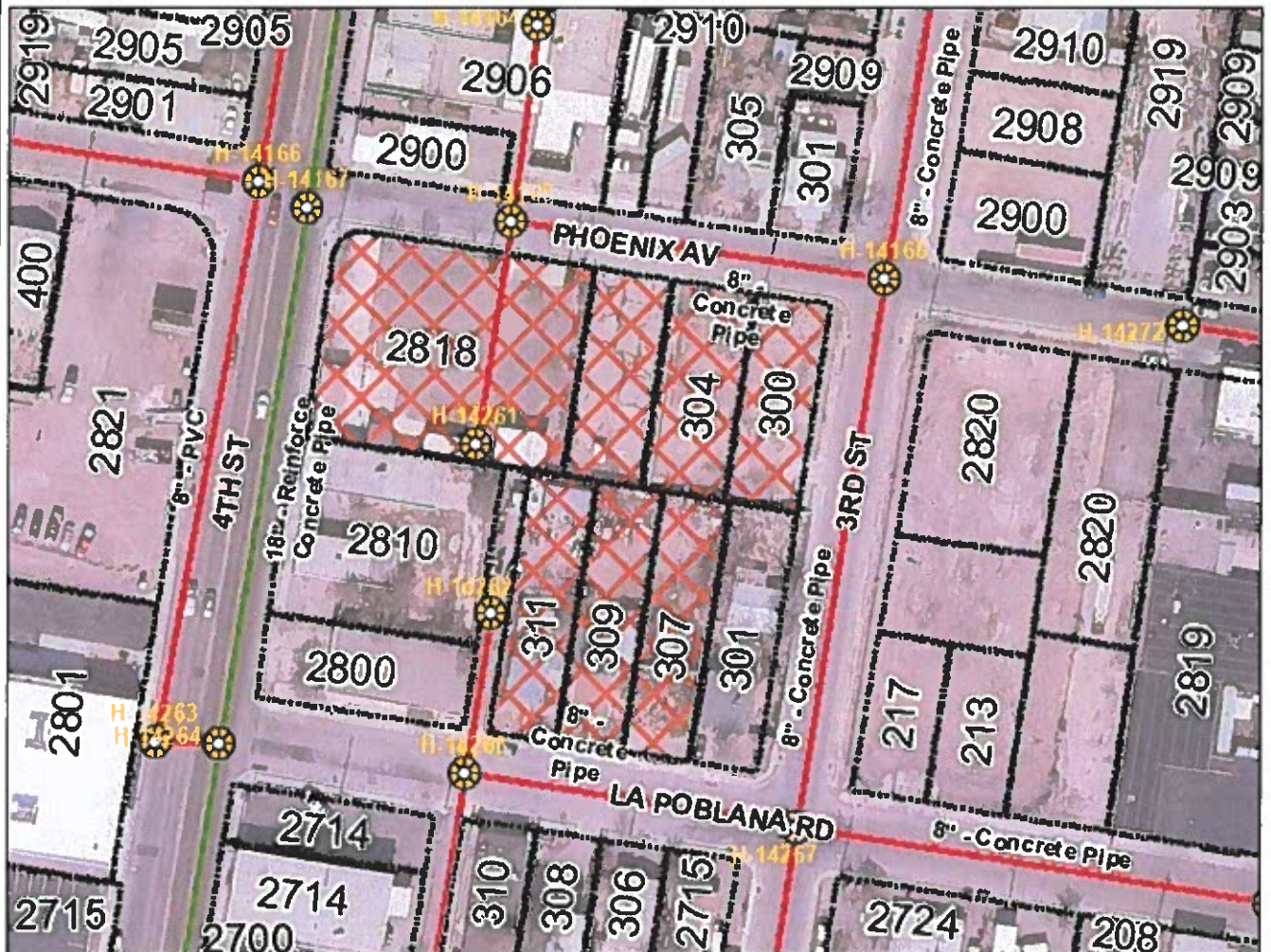
— Fire Flow Analysis Points

- 1 --- Analysis Point
- 2 --- Analysis Point
- 3 --- Analysis Point





# 191002 - Sanitary Sewer



## Legend

 Sewer Manhole

## Sewer Pipe

### SUBTYPE

 COLLECTOR

 INTERCEPTOR

 Project Location

0 190 380 Feet

